

**PLANNING BOARD
RESOLUTION No. 2013-40**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING APPROVAL OF A
MINOR DEVELOPMENT PLAN AND CONDITIONAL
USE FOR CONSTRUCTION OF A MOTORCYCLE
SALES SHOWROOM AND SERVICE FACILITY AT
2222 NORTH ROOSEVELT BOULEVARD
(RE#00051100-000100, AK#1051721) PERSUANT TO
SECTION 108-91 B.1.(b.) AND 122-62 AND 122-63 OF
THE CODE OF ORDINANCES OF KEY WEST
FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

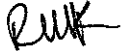

WHEREAS, the subject property is located in the General Commercial (CG), zoning district;
and

WHEREAS, Section 108-91 B.1.(b.) of the Code of Ordinances requires Minor
Development Plans for addition or reconstruction of 1000 - 4,999 square feet of gross floor area; and

WHEREAS; Section 122-62 outlines the criteria for reviewing a conditional use by the
Planning Board; and

WHEREAS, the applicant proposes the construction of approximately 3,557 square feet of
floor area to house motorcycle sales, service and storage; and

WHEREAS, the granting of a Minor Development Plan and Conditional Use is consistent

 Chairman
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with the Land Development Regulations and the Comprehensive Plan; and

WHEREAS, the recommendation of approval of the Minor Development Plan and Conditional Use is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

WHEREAS, the approval is consistent with the criteria in the Code; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:


Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Minor Development Plan and Conditional Use for the construction of a 3,557 square foot, one-story building for motorcycle sales, service and storage per Section 108-91B.1.(b.), under the Code of Ordinances of the City of Key West, Florida, is hereby approved for property located at 2222 North Roosevelt Boulevard (RE# 00051100-000000 Alt. Key 1051721) as shown on the attached plans dated May 14, 2013 with the following conditions:

Conditions to be completed prior to the issuance of building permits:

1. The applicant receive a landscape plan approval from the Tree Commission;
2. Provide Auto-Tool analysis showing all entrances to the parking areas comply with City standards;
3. Amend the site plan to reflect the existing cross-access easement.

 Chairman

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Conditions to be completed prior to the issuance of certificate of occupancy:

1. The sidewalk along Fifth Street adjacent to the property will be repaired and/or upgraded to required standards as necessary with City permission and connect to the FDOT sidewalk to be constructed on North Roosevelt Boulevard;
2. The applicant shall remove the existing sign to comply with Section 114 regarding the placement of signage within the Boulevard Safety Zone.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Minor Development Plan and Conditional Use approval do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

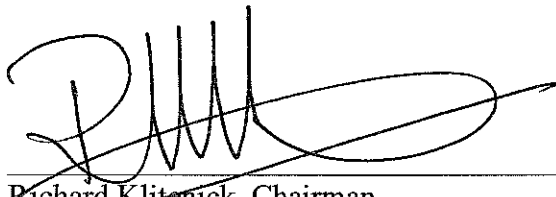
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water

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Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a special meeting held this 24th day of July, 2013.

Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Chairman
Key West Planning Board

8/21/2013
Date

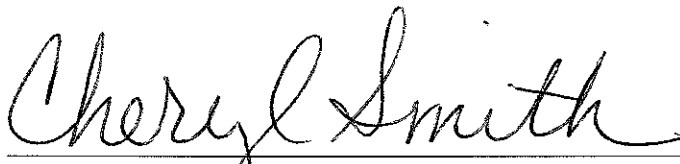
Attest:



Donald Leland Craig, AICP
Planning Director

8.20.13
Date

Filed with the Clerk:

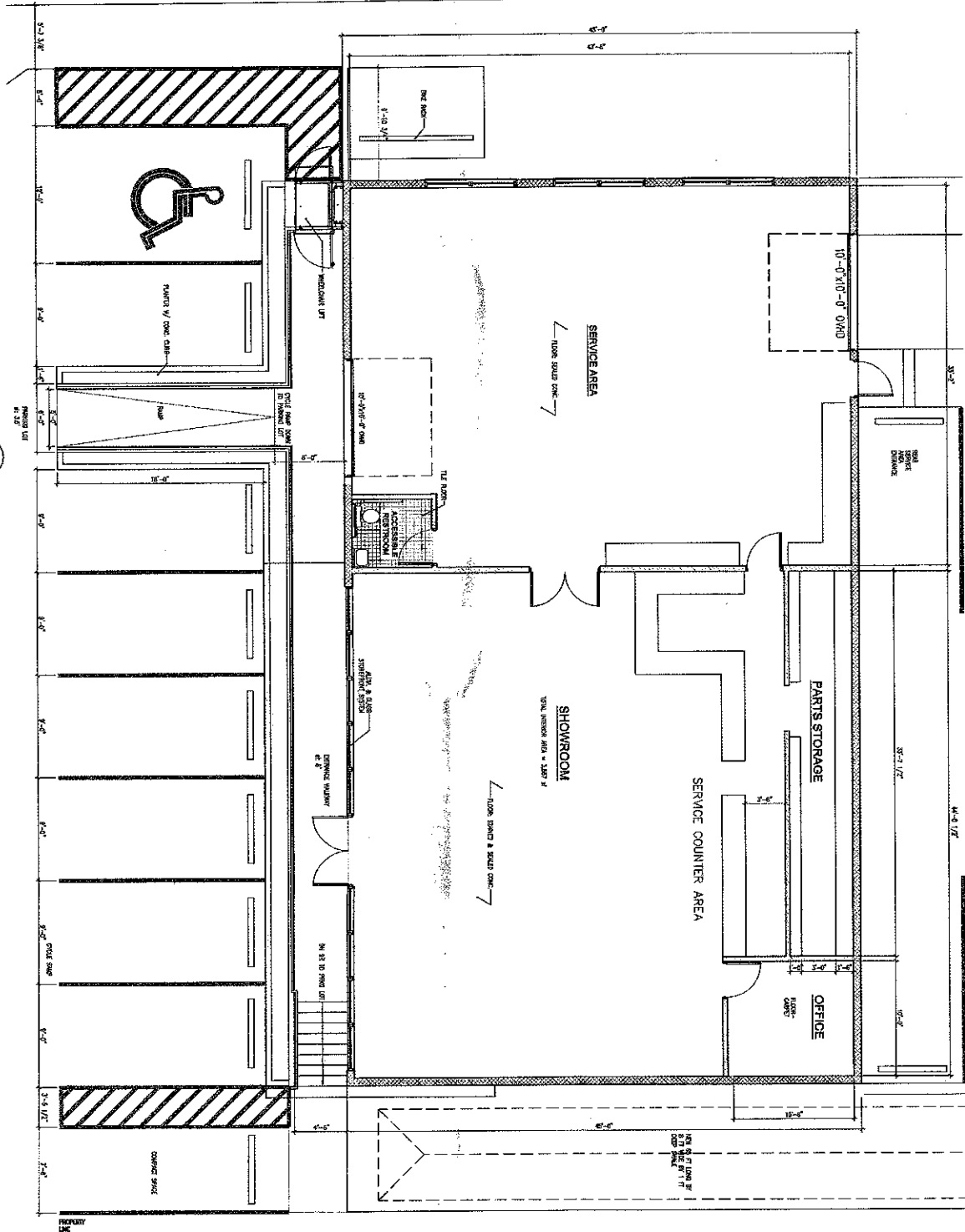


Cheryl Smith, City Clerk

8-27-13
Date

____ Chairman

____ Planning Director

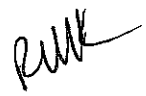


1
A-21
PROPOSED FLOOR PLAN
SCALE: 1/8"

Handwritten signature

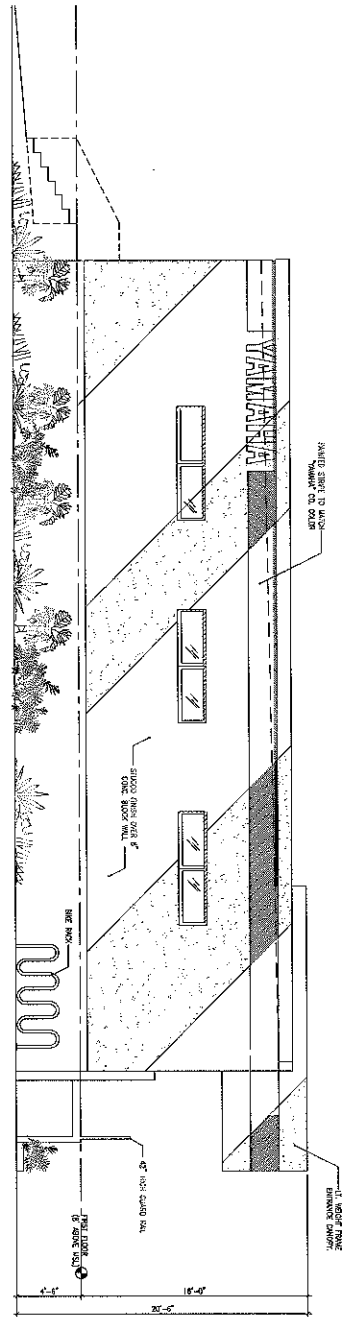
DC
82013

YAMAHA PROPOSED RETAIL STORE 2222 N. ROOSEVELT BLVD. KEY WEST, FLORIDA		General Notes:
Title: Proposed Floor Plan Date: MAY 28, 2013	Drawn By: [Blank] Check By: [Blank] Project No.: [Blank] File Number: [Blank]	Projected By: [Blank] Date: [Blank] File Number: [Blank]

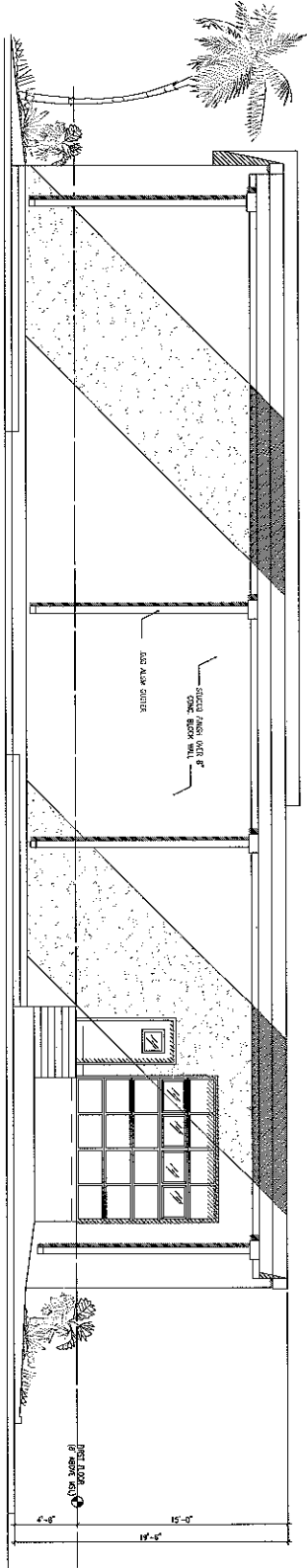


VC
92013

[illegible]



2 EAST ELEVATION
SCALE 1/8"=1'-0"



1 SOUTH ELEVATION
SCALE 1/8"=1'-0"

Rux

12/28/20

<p>YAMAHA PROPOSED RETAIL STORE 2222 N. ROOSEVELT BLVD. KEY WEST, FLORIDA</p>		<p>General Notes:</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.</p> <p>2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION AND LOGISTICS.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND RECORDS.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND SECURITY MEASURES.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE AND REPAIRS.</p>										
<p>Revisions:</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>Initial Design</td> <td>12/28/20</td> </tr> <tr> <td>2</td> <td>Final Design</td> <td>12/28/20</td> </tr> </table>		No.	Description	Date	1	Initial Design	12/28/20	2	Final Design	12/28/20	<p>Project Information:</p> <p>Project No.: 2222 N. ROOSEVELT BLVD. Client: YAMAHA Architect: [Firm Name] Engineer: [Firm Name] Contractor: [Firm Name] Date: 12/28/20</p>	
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